

# Local Market Update for February 2021

Provided by the North San Diego County REALTORS®.



## East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

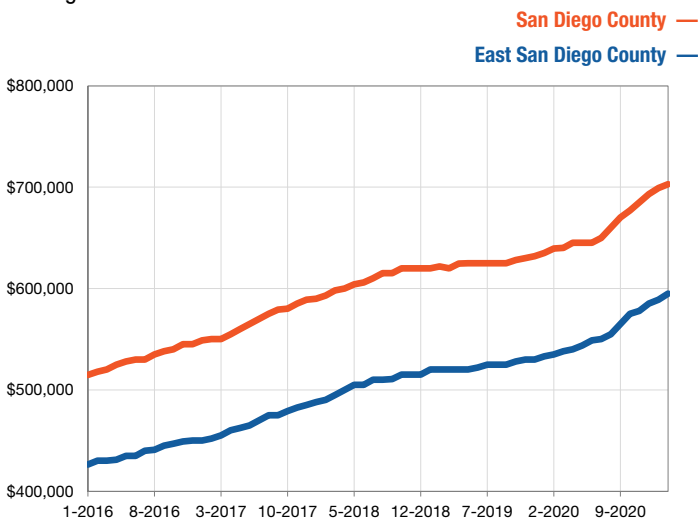
Detached Single-Family	February			Rolling 12 Months		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
<b>Key Metrics</b>						
New Listings	496	<b>380</b>	- 23.4%	6,392	<b>5,757</b>	- 9.9%
Pending Sales	389	<b>368</b>	- 5.4%	4,660	<b>4,949</b>	+ 6.2%
Closed Sales	292	<b>341</b>	+ 16.8%	4,612	<b>4,889</b>	+ 6.0%
Days on Market Until Sale	40	<b>25</b>	- 37.5%	35	<b>24</b>	- 31.4%
Median Sales Price*	\$552,500	<b>\$630,000</b>	+ 14.0%	\$535,000	<b>\$595,000</b>	+ 11.2%
Average Sales Price*	\$542,148	<b>\$639,964</b>	+ 18.0%	\$548,189	<b>\$602,974</b>	+ 10.0%
Percent of Original List Price Received*	97.9%	<b>101.6%</b>	+ 3.8%	97.3%	<b>99.8%</b>	+ 2.6%
Percent of List Price Received*	98.9%	<b>101.2%</b>	+ 2.3%	98.7%	<b>100.1%</b>	+ 1.4%
Inventory of Homes for Sale	861	<b>354</b>	- 58.9%	--	--	--
Months Supply of Inventory	2.2	<b>0.9</b>	- 59.1%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	February			Rolling 12 Months		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
<b>Key Metrics</b>						
New Listings	127	<b>88</b>	- 30.7%	1,484	<b>1,399</b>	- 5.7%
Pending Sales	94	<b>98</b>	+ 4.3%	1,174	<b>1,244</b>	+ 6.0%
Closed Sales	80	<b>84</b>	+ 5.0%	1,165	<b>1,211</b>	+ 3.9%
Days on Market Until Sale	22	<b>19</b>	- 13.6%	28	<b>17</b>	- 39.3%
Median Sales Price*	\$330,500	<b>\$377,500</b>	+ 14.2%	\$330,000	<b>\$365,000</b>	+ 10.6%
Average Sales Price*	\$338,696	<b>\$377,395</b>	+ 11.4%	\$337,360	<b>\$367,259</b>	+ 8.9%
Percent of Original List Price Received*	99.5%	<b>100.5%</b>	+ 1.0%	98.5%	<b>100.2%</b>	+ 1.7%
Percent of List Price Received*	99.7%	<b>100.8%</b>	+ 1.1%	99.4%	<b>100.5%</b>	+ 1.1%
Inventory of Homes for Sale	155	<b>44</b>	- 71.6%	--	--	--
Months Supply of Inventory	1.6	<b>0.4</b>	- 75.0%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

